

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 28 July 2026 15:31:21 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Consultation Response: DC_26_0909 Land North of Horsham Horsham West Sussex
Attachments: ufm8_Standard_Initial_Consultation_-_External.pdf
Categories: Consultations



Dear Sir/Madam

Application ref: DC/26/0909
Our ref: 553345

Natural England has no comments to make on this reserved matters application.

Natural England has not assessed this application for impacts on protected species. [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland, ancient and veteran trees](#) which you can use to assess any impacts on ancient woodland or trees.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.

We recommend referring to our Site of Special Scientific Interest Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully,

~
Kimberley McDowell
Officer
Natural England
Consultation Service
Natural England, County Hall, Spetchley Road, Worcester, U.K., WR5 2NP
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



We strongly recommend using the **SSSI Impact Risk Zones (SSSI IRZs)** to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From: planning@horsham.gov.uk <planning@horsham.gov.uk>

Sent: 07 July 2026 08:23

To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Subject: Planning Application Consultation - DC/26/0909

Please see the attached consultation letter from Horsham District Council
Re:DC/26/0909

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